HOUSING MARKET INFORMATION

# HOUSING NOW
## Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2012

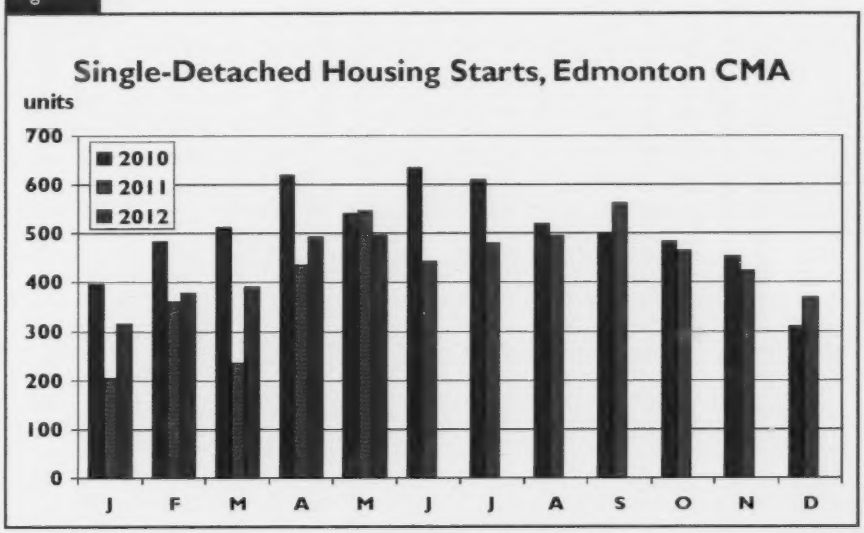
## New Home Market

### Edmonton housing starts increase in May

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased 23 per cent in May to 1,246 units, up from 1,009 starts in May 2011. Higher multi-family starts countered a modest reduction in single-detached units. For the year-to-date, housing starts totalled 4,418 units, up from 3,332 during the first five months of 2011.

In the Edmonton CMA, foundations were poured for 497 single-detached units in May, a nine per cent reduction from May 2011. Within Edmonton City limits, 279 single-detached units were started, down 19 per cent from a year earlier. Despite the decline in May, single-detached housing starts

Figure 1




Source: CMHC

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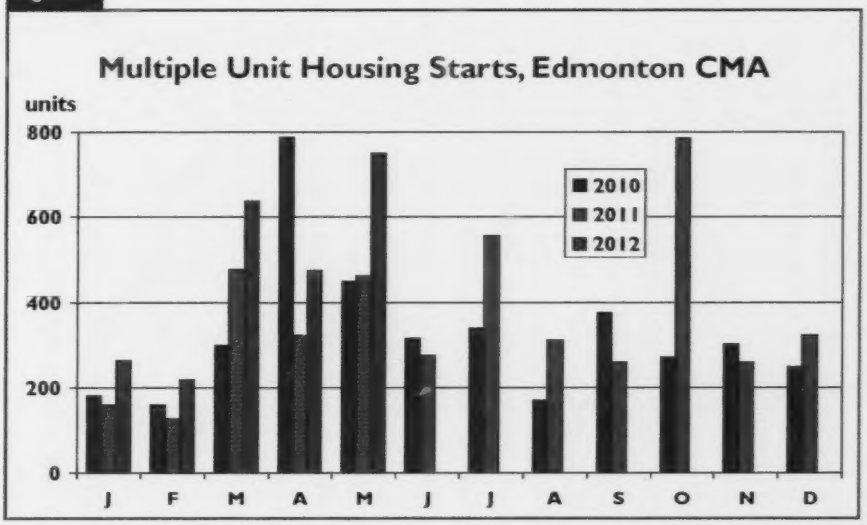
Figure 2




Source: CMHC

in the Edmonton CMA were up 16 per cent year-to-date, with 2,073 singles breaking ground in the first five months of 2012.

Completions of single-detached units increased 13 per cent in May, following 10 consecutive months of year-over-year decline. There were 479 single-detached units completed in May, up from 425 in May 2011. Absorptions of single-detached units also rose in May, increasing seven per cent year-over-year to 495 units. This also followed ten consecutive months of year-over-year declines. The uptick in absorptions pushed down inventories (including show homes) on both a month-to-month and year-over-year basis. The number of single-detached units in inventory was one per cent lower in May 2012 than a year earlier, as a decline in the number of show homes in inventory outpaced the increase in the number of completed and unoccupied spec homes.

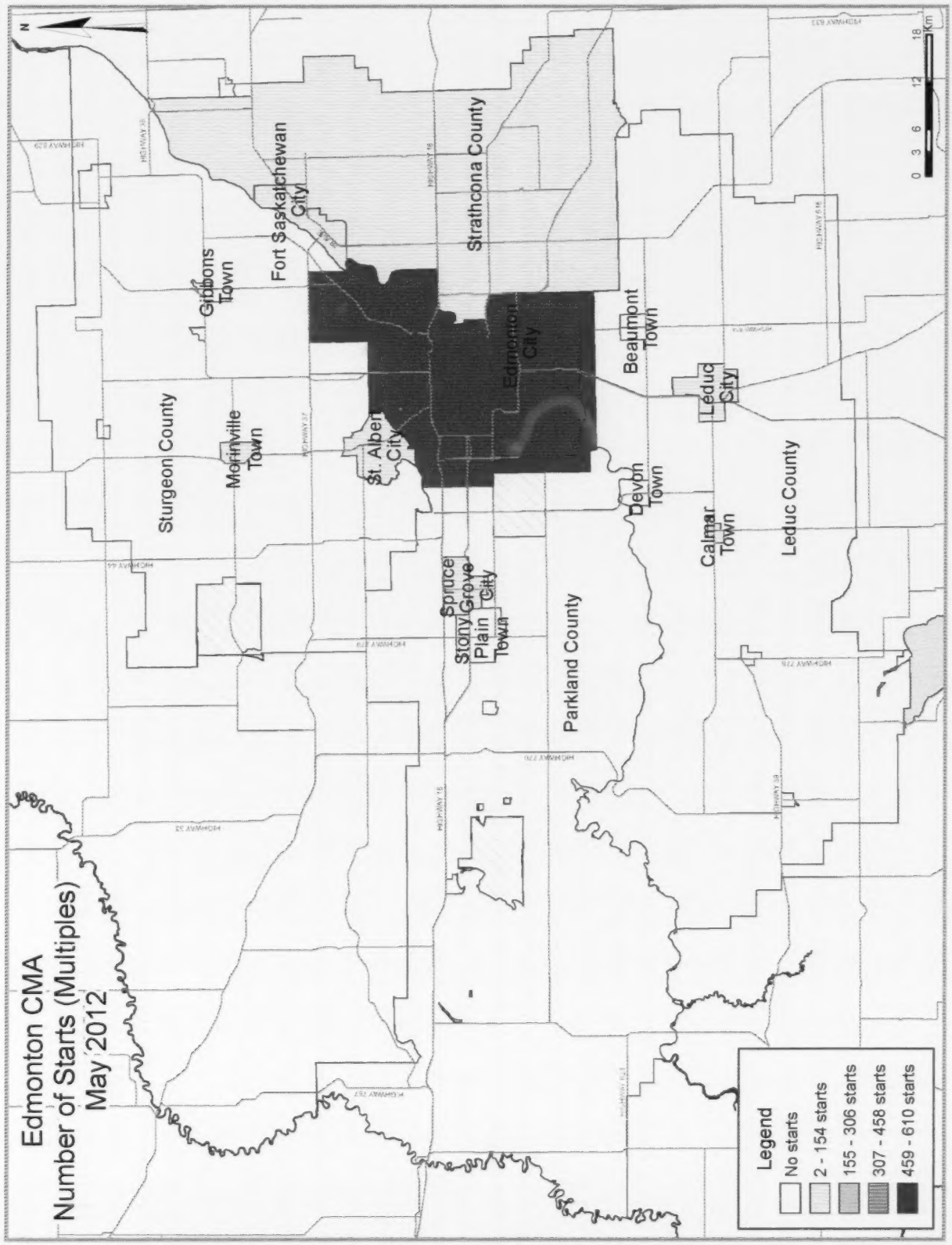
The average price of absorbed single-detached units fell nine per cent year-over-year in May to $501,465. The decline was due to fewer higher-priced homes being absorbed. Homes priced at or above$600,000 accounted for 17 per cent of absorbed single-detached units in May, compared to 24 per cent a year earlier. Statistics Canada's New House Price Index (NHPI) for Edmonton increased by 1.3 per cent in April, compared to the same month of 2011.

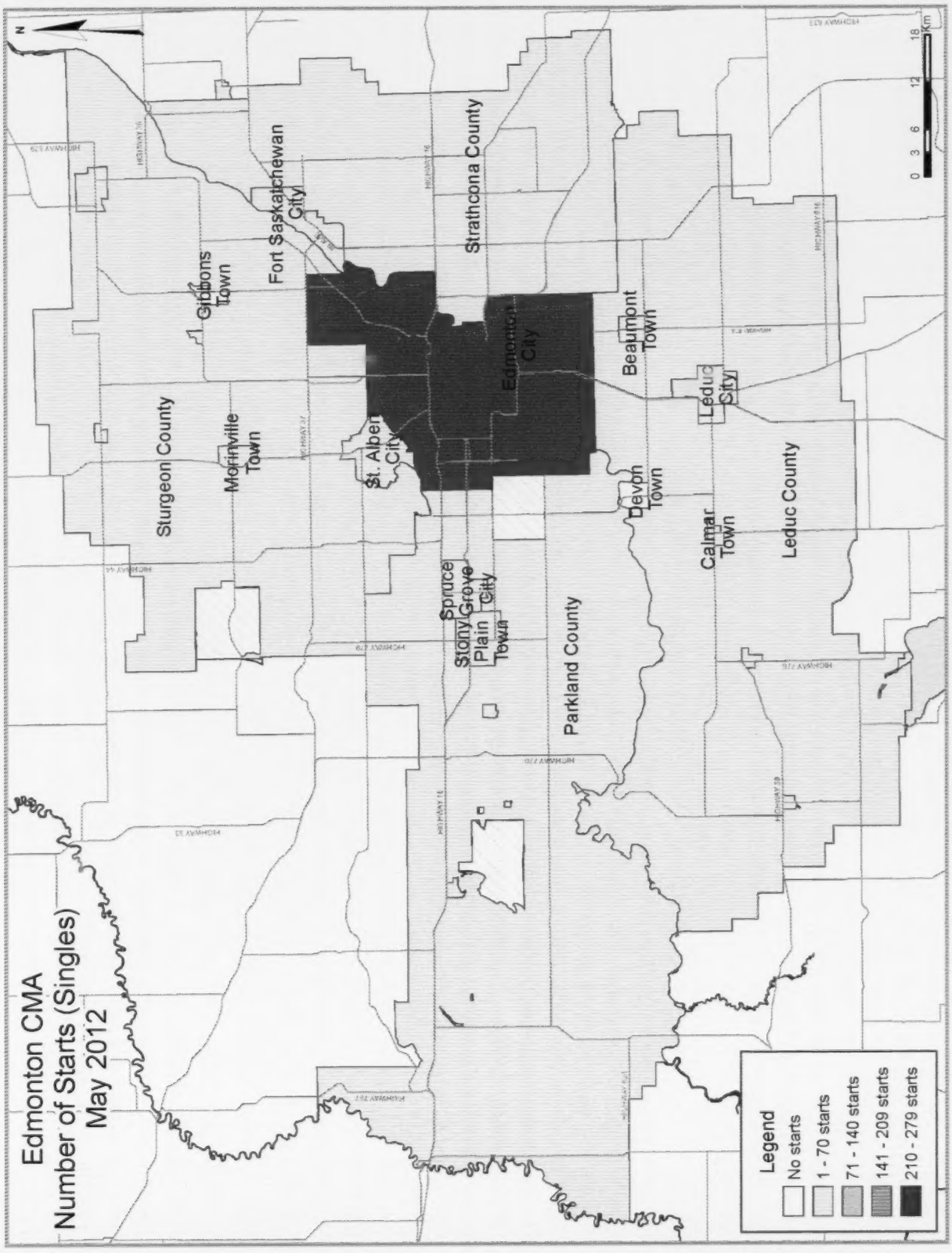
Multi-family starts, which consist of semi-detached units, rows, and apartments, increased 62 per cent year-over-year in May to 749 units. Gains were reported in all unit types, with apartment starts leading the sector. There were 449 apartment starts in May, nearly double the 225 recorded a year earlier. The City of Edmonton accounted for 81 per cent of multi-family starts in May, with 610 units recorded. Year-to-date, 2,345 multi-family units were started across the Edmonton CMA, up 51 per cent from the first five months of 2011.

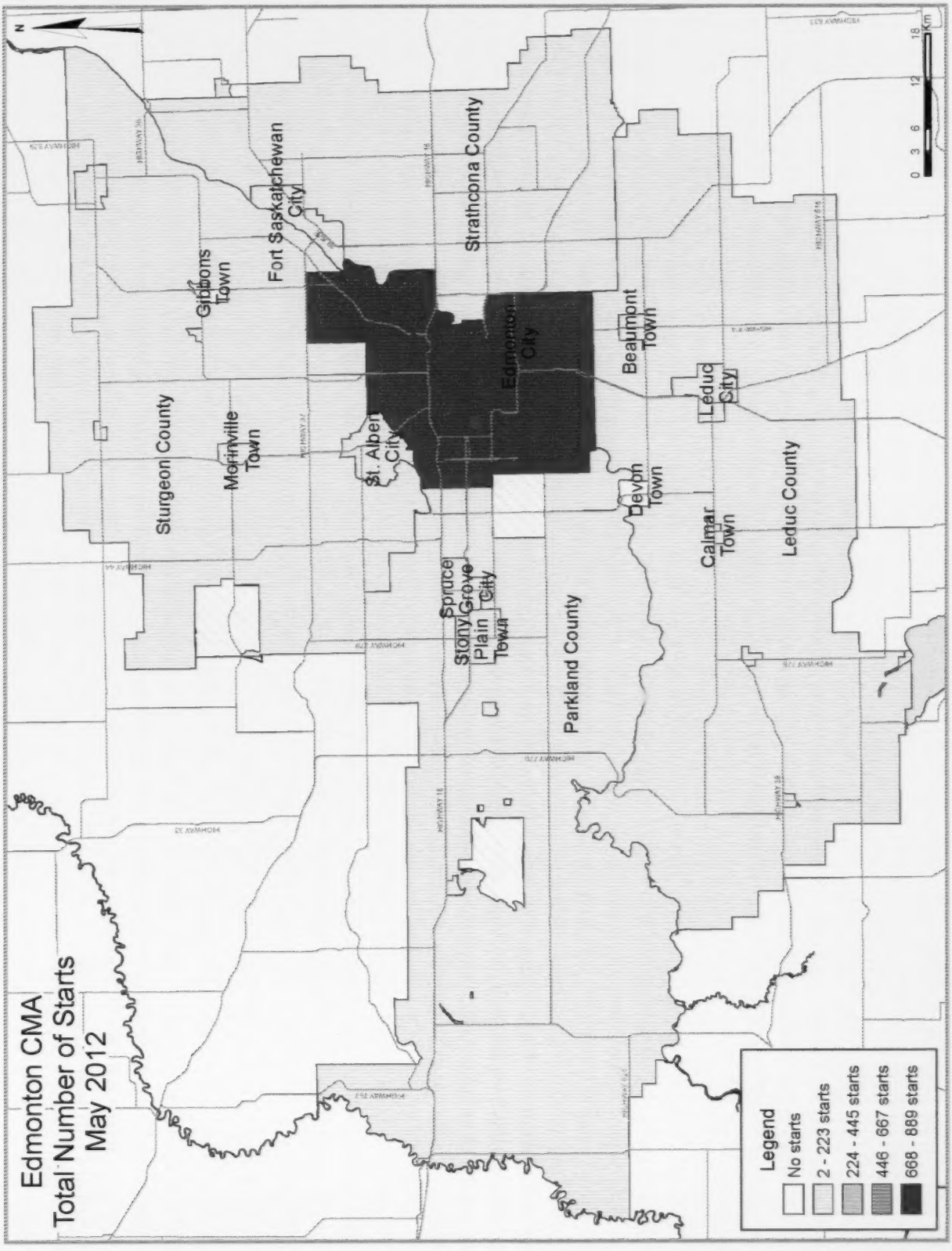
Completions of multi-family units totalled 496 in May, up from 142 a year earlier. Absorptions were also higher at 479 units in May, compare to 193 units absorbed in May 2011. The increase in absorptions in May was closely tied to the higher level of completions since 79 per cent of units were absorbed at completion. The number of multi-family units in inventory fell 10 per cent year-over-year to 876 units. Inventory levels will likely rise moving forward as the number of units under construction in May totalled 6,355 units, 20 per cent higher than in May 2011.

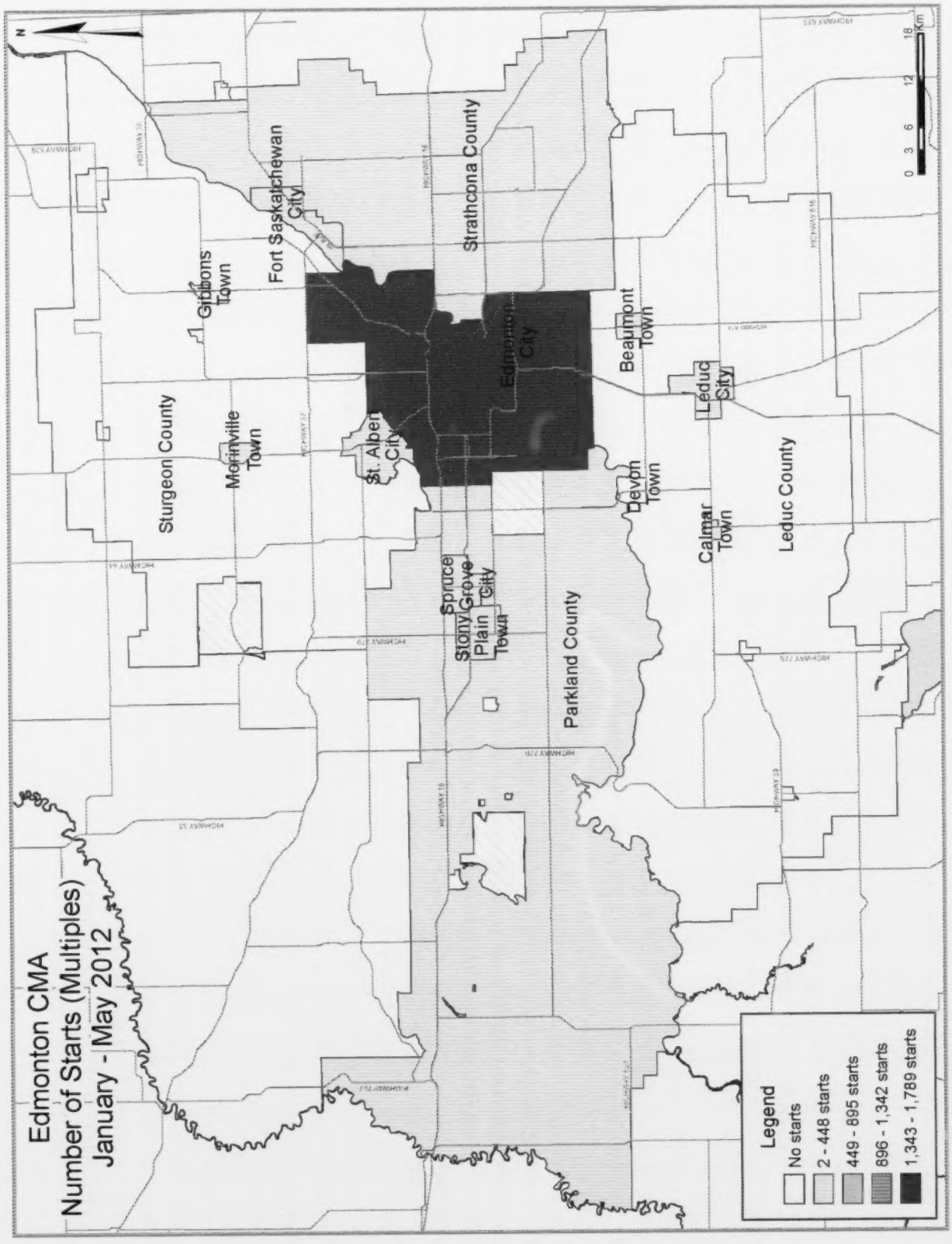
Figure 3

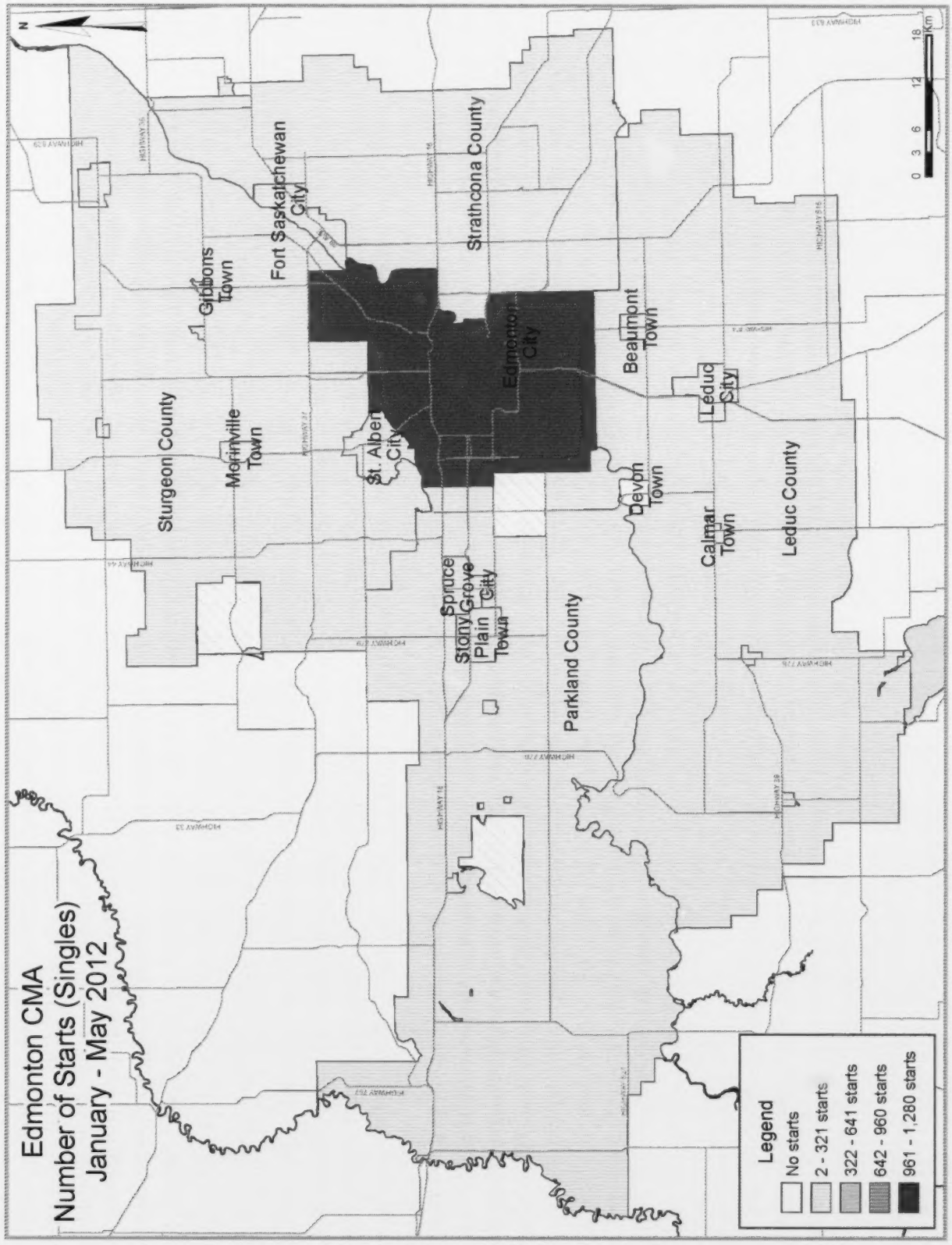
Source: CMHC

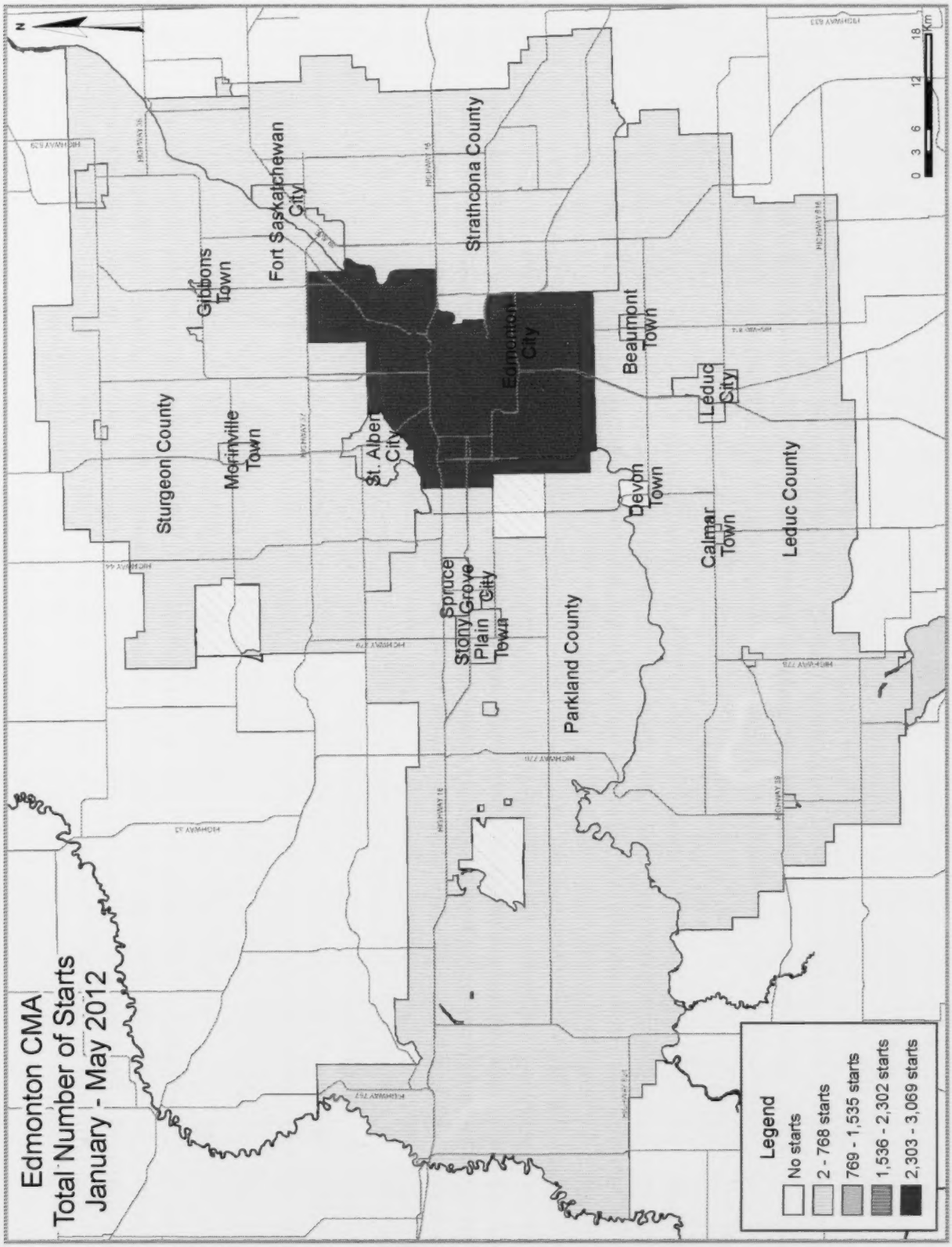

Edmonton CMA
Number of Starts (Multiples)
May 2012
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
2 - 154 starts
155 - 306 starts
307 - 458 starts
459 - 610 starts


Edmonton CMA
Number of Starts (Singles)
May 2012
Legend
No starts
1 - 70 starts
71 - 140 starts
141 - 209 starts
210 - 279 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
May 2012
N
0 3 6 12 18 Km
Legend
No starts
2 - 223 starts
224 - 445 starts
446 - 667 starts
668 - 889 starts
Sturgeon County
Morinville Town
Gibbons Town
Fort Saskatchewan City
Strathcona County
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - May 2012
Legend
No starts
2 - 448 starts
449 - 895 starts
896 - 1,342 starts
1,343 - 1,789 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - May 2012
Legend
No starts
2 - 321 starts
322 - 641 starts
642 - 960 starts
961 - 1,280 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - May 2012
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 768 starts
769 - 1,535 starts
1,536 - 2,302 starts
2,303 - 3,069 starts

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| – | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Edmonton CMA
May 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| May 2012 | 497 | 170 | 12 | 0 | 110 | 268 | 8 | 181 | 1,246 |
| May 2011 | 536 | 146 | 13 | 10 | 79 | 98 | 0 | 127 | 1,009 |
| % Change | -7.3 | 16.4 | -7.7 | -100.0 | 39.2 | 173.5 | n/a | 42.5 | 23.5 |
| Year-to-date 2012 | 2,070 | 716 | 83 | 3 | 379 | 381 | 12 | 774 | 4,418 |
| Year-to-date 2011 | 1,773 | 464 | 43 | 10 | 199 | 479 | 0 | 364 | 3,332 |
| % Change | 16.8 | 54.3 | 93.0 | -70.0 | 90.5 | -20.5 | n/a | 112.6 | 32.6 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| May 2012 | 3,368 | 1,004 | 141 | 5 | 920 | 2,893 | 33 | 1,373 | 9,737 |
| May 2011 | 3,081 | 668 | 80 | 25 | 843 | 2,967 | 31 | 696 | 8,391 |
| % Change | 9.3 | 50.3 | 76.3 | -80.0 | 9.1 | -2.5 | 6.5 | 97.3 | 16.0 |
| **COMPLETIONS** | | | | | | | | | |
| May 2012 | 477 | 154 | 22 | 2 | 53 | 267 | 0 | 0 | 975 |
| May 2011 | 425 | 78 | 4 | 0 | 33 | 0 | 12 | 15 | 567 |
| % Change | 12.2 | 97.4 | ** | n/a | 60.6 | n/a | -100.0 | -100.0 | 72.0 |
| Year-to-date 2012 | 2,074 | 544 | 34 | 9 | 334 | 446 | 8 | 325 | 3,774 |
| Year-to-date 2011 | 2,348 | 414 | 53 | 1 | 257 | 466 | 54 | 46 | 3,639 |
| % Change | -11.7 | 31.4 | -35.8 | ** | 30.0 | -4.3 | -85.2 | ** | 3.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| May 2012 | 534 | 124 | 22 | 2 | 202 | 499 | 1 | 29 | 1,413 |
| May 2011 | 540 | 90 | 14 | 1 | 158 | 694 | 1 | 12 | 1,510 |
| % Change | -1.1 | 37.8 | 57.1 | 100.0 | 27.8 | -28.1 | 0.0 | 141.7 | -6.4 |
| **ABSORBED** | | | | | | | | | |
| May 2012 | 493 | 128 | 22 | 2 | 56 | 253 | 0 | 20 | 974 |
| May 2011 | 464 | 79 | 2 | 0 | 46 | 66 | 0 | 0 | 657 |
| % Change | 6.3 | 62.0 | ** | n/a | 21.7 | ** | n/a | n/a | 48.2 |
| Year-to-date 2012 | 2,151 | 541 | 30 | 7 | 283 | 501 | 2 | 199 | 3,714 |
| Year-to-date 2011 | 2,336 | 408 | 52 | 1 | 260 | 390 | 3 | 30 | 3,480 |
| % Change | -7.9 | 32.6 | -42.3 | ** | 8.8 | 28.5 | -33.3 | ** | 6.7 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### May 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| May 2012 | 279 | 126 | 4 | 0 | 100 | 268 | 0 | 112 | 889 |
| May 2011 | 337 | 130 | 9 | 9 | 59 | 98 | 0 | 0 | 642 |
| **Beaumont Town** | | | | | | | | | |
| May 2012 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| May 2011 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Devon Town** | | | | | | | | | |
| May 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Fort Saskatchewan City** | | | | | | | | | |
| May 2012 | 24 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 26 |
| May 2011 | 22 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Leduc City** | | | | | | | | | |
| May 2012 | 28 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| May 2011 | 11 | 0 | 0 | 0 | 8 | 0 | 0 | 127 | 146 |
| **Leduc County** | | | | | | | | | |
| May 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| May 2011 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Morinville Town** | | | | | | | | | |
| May 2012 | 6 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 10 |
| May 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Parkland County** | | | | | | | | | |
| May 2012 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| May 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Spruce Grove City** | | | | | | | | | |
| May 2012 | 23 | 18 | 8 | 0 | 0 | 0 | 0 | 0 | 49 |
| May 2011 | 16 | 12 | 4 | 1 | 6 | 0 | 0 | 0 | 39 |
| **St. Albert City** | | | | | | | | | |
| May 2012 | 21 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| May 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Stony Plain Town** | | | | | | | | | |
| May 2012 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| May 2011 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Strathcona County** | | | | | | | | | |
| May 2012 | 33 | 12 | 0 | 0 | 4 | 0 | 0 | 69 | 118 |
| May 2011 | 27 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 33 |
| **Sturgeon County** | | | | | | | | | |
| May 2012 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| May 2011 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Remainder of the CMA** | | | | | | | | | |
| May 2012 | 6 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 14 |
| May 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Edmonton CMA** | | | | | | | | | |
| May 2012 | 497 | 170 | 12 | 0 | 110 | 268 | 8 | 181 | 1,246 |
| May 2011 | 536 | 146 | 13 | 10 | 79 | 98 | 0 | 127 | 1,009 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
May 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| May 2012 | 1,947 | 734 | 87 | 5 | 705 | 2,562 | 17 | 887 | 6,944 |
| May 2011 | 1,708 | 510 | 51 | 24 | 666 | 2,255 | 27 | 288 | 5,529 |
| **Beaumont Town** | | | | | | | | | |
| May 2012 | 198 | 10 | 3 | 0 | 0 | 0 | 0 | 66 | 277 |
| May 2011 | 170 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 184 |
| **Devon Town** | | | | | | | | | |
| May 2012 | 7 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 12 |
| May 2011 | 7 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 12 |
| **Fort Saskatchewan City** | | | | | | | | | |
| May 2012 | 149 | 32 | 4 | 0 | 6 | 0 | 0 | 0 | 191 |
| May 2011 | 126 | 18 | 0 | 0 | 13 | 0 | 0 | 223 | 380 |
| **Leduc City** | | | | | | | | | |
| May 2012 | 216 | 82 | 0 | 0 | 32 | 0 | 4 | 0 | 334 |
| May 2011 | 100 | 22 | 0 | 0 | 12 | 160 | 0 | 151 | 445 |
| **Leduc County** | | | | | | | | | |
| May 2012 | 75 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 77 |
| May 2011 | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| **Morinville Town** | | | | | | | | | |
| May 2012 | 33 | 0 | 4 | 0 | 23 | 0 | 0 | 0 | 60 |
| May 2011 | 61 | 0 | 8 | 0 | 38 | 0 | 0 | 0 | 107 |
| **Parkland County** | | | | | | | | | |
| May 2012 | 107 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 111 |
| May 2011 | 153 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 155 |
| **Spruce Grove City** | | | | | | | | | |
| May 2012 | 101 | 62 | 43 | 0 | 18 | 99 | 0 | 103 | 426 |
| May 2011 | 108 | 68 | 17 | 1 | 6 | 99 | 0 | 0 | 299 |
| **St. Albert City** | | | | | | | | | |
| May 2012 | 135 | 20 | 0 | 0 | 0 | 0 | 0 | 214 | 369 |
| May 2011 | 128 | 2 | 0 | 0 | 0 | 101 | 0 | 0 | 231 |
| **Stony Plain Town** | | | | | | | | | |
| May 2012 | 44 | 16 | 0 | 0 | 36 | 0 | 0 | 0 | 96 |
| May 2011 | 55 | 6 | 4 | 0 | 40 | 141 | 0 | 0 | 246 |
| **Strathcona County** | | | | | | | | | |
| May 2012 | 217 | 40 | 0 | 0 | 95 | 232 | 0 | 103 | 687 |
| May 2011 | 232 | 22 | 0 | 0 | 63 | 211 | 0 | 34 | 562 |
| **Sturgeon County** | | | | | | | | | |
| May 2012 | 97 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 97 |
| May 2011 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 |
| **Remainder of the CMA** | | | | | | | | | |
| May 2012 | 42 | 2 | 0 | 0 | 0 | 0 | 12 | 0 | 56 |
| May 2011 | 40 | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 48 |
| **Edmonton CMA** | | | | | | | | | |
| May 2012 | 3,368 | 1,004 | 141 | 5 | 920 | 2,893 | 33 | 1,373 | 9,737 |
| May 2011 | 3,081 | 668 | 80 | 25 | 843 | 2,967 | 31 | 696 | 8,391 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### May 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| May 2012 | 280 | 104 | 22 | 2 | 33 | 267 | 0 | 0 | 708 |
| May 2011 | 246 | 44 | 0 | 0 | 12 | 0 | 0 | 15 | 317 |
| **Beaumont Town** | | | | | | | | | |
| May 2012 | 15 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| May 2011 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Devon Town** | | | | | | | | | |
| May 2012 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| May 2011 | 2 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 7 |
| **Fort Saskatchewan City** | | | | | | | | | |
| May 2012 | 16 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| May 2011 | 17 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| **Leduc City** | | | | | | | | | |
| May 2012 | 5 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| May 2011 | 23 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| **Leduc County** | | | | | | | | | |
| May 2012 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| May 2011 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Morinville Town** | | | | | | | | | |
| May 2012 | 3 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 7 |
| May 2011 | 5 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 21 |
| **Parkland County** | | | | | | | | | |
| May 2012 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| May 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Spruce Grove City** | | | | | | | | | |
| May 2012 | 25 | 12 | 0 | 0 | 16 | 0 | 0 | 0 | 53 |
| May 2011 | 18 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 34 |
| **St. Albert City** | | | | | | | | | |
| May 2012 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| May 2011 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Stony Plain Town** | | | | | | | | | |
| May 2012 | 15 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| May 2011 | 9 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 21 |
| **Strathcona County** | | | | | | | | | |
| May 2012 | 34 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| May 2011 | 42 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 44 |
| **Sturgeon County** | | | | | | | | | |
| May 2012 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| May 2011 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Remainder of the CMA** | | | | | | | | | |
| May 2012 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| May 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Edmonton CMA** | | | | | | | | | |
| May 2012 | 477 | 154 | 22 | 2 | 53 | 267 | 0 | 0 | 975 |
| May 2011 | 425 | 78 | 4 | 0 | 33 | 0 | 12 | 15 | 567 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
May 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| May 2012 | 251 | 80 | 11 | 0 | 89 | 349 | 1 | 0 | 781 |
| May 2011 | 248 | 41 | 5 | 0 | 81 | 523 | 1 | 0 | 899 |
| **Beaumont Town** | | | | | | | | | |
| May 2012 | 20 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 25 |
| May 2011 | 22 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 23 |
| **Devon Town** | | | | | | | | | |
| May 2012 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 |
| May 2011 | 2 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 7 |
| **Fort Saskatchewan City** | | | | | | | | | |
| May 2012 | 47 | 11 | 0 | 1 | 15 | 38 | 0 | 4 | 116 |
| May 2011 | 49 | 19 | 1 | 0 | 18 | 48 | 0 | 0 | 135 |
| **Leduc City** | | | | | | | | | |
| May 2012 | 38 | 8 | 0 | 0 | 5 | 18 | 0 | 3 | 72 |
| May 2011 | 33 | 9 | 0 | 0 | 8 | 20 | 0 | 0 | 70 |
| **Leduc County** | | | | | | | | | |
| May 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| May 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Morinville Town** | | | | | | | | | |
| May 2012 | 15 | 0 | 2 | 0 | 32 | 0 | 0 | 0 | 49 |
| May 2011 | 14 | 0 | 1 | 0 | 18 | 0 | 0 | 0 | 33 |
| **Parkland County** | | | | | | | | | |
| May 2012 | 15 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| May 2011 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Spruce Grove City** | | | | | | | | | |
| May 2012 | 37 | 11 | 9 | 1 | 31 | 0 | 0 | 22 | 111 |
| May 2011 | 26 | 13 | 5 | 0 | 0 | 93 | 0 | 0 | 137 |
| **St. Albert City** | | | | | | | | | |
| May 2012 | 31 | 0 | 0 | 0 | 0 | 37 | 0 | 0 | 68 |
| May 2011 | 30 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 33 |
| **Stony Plain Town** | | | | | | | | | |
| May 2012 | 23 | 1 | 0 | 0 | 3 | 56 | 0 | 0 | 83 |
| May 2011 | 19 | 1 | 0 | 0 | 20 | 0 | 0 | 0 | 40 |
| **Strathcona County** | | | | | | | | | |
| May 2012 | 51 | 6 | 0 | 0 | 19 | 0 | 0 | 0 | 76 |
| May 2011 | 75 | 3 | 2 | 1 | 6 | 1 | 0 | 12 | 100 |
| **Sturgeon County** | | | | | | | | | |
| May 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| May 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Remainder of the CMA** | | | | | | | | | |
| May 2012 | 3 | 2 | 0 | 0 | 4 | 1 | 0 | 0 | 10 |
| May 2011 | 3 | 2 | 0 | 0 | 0 | 9 | 0 | 0 | 14 |
| **Edmonton CMA** | | | | | | | | | |
| May 2012 | 534 | 124 | 22 | 2 | 202 | 499 | 1 | 29 | 1,413 |
| May 2011 | 540 | 90 | 14 | 1 | 158 | 694 | 1 | 12 | 1,510 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### May 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| May 2012 | 284 | 77 | 20 | 2 | 35 | 249 | 0 | 0 | 667 |
| May 2011 | 267 | 48 | 0 | 0 | 28 | 59 | 0 | 0 | 402 |
| **Beaumont Town** | | | | | | | | | |
| May 2012 | 17 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| May 2011 | 11 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| **Devon Town** | | | | | | | | | |
| May 2012 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| May 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Fort Saskatchewan City** | | | | | | | | | |
| May 2012 | 17 | 14 | 0 | 0 | 2 | 1 | 0 | 0 | 34 |
| May 2011 | 20 | 5 | 0 | 0 | 1 | 1 | 0 | 0 | 27 |
| **Leduc City** | | | | | | | | | |
| May 2012 | 7 | 5 | 0 | 0 | 4 | 2 | 0 | 18 | 36 |
| May 2011 | 25 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Leduc County** | | | | | | | | | |
| May 2012 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| May 2011 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Morinville Town** | | | | | | | | | |
| May 2012 | 8 | 2 | 2 | 0 | 2 | 0 | 0 | 0 | 14 |
| May 2011 | 7 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 17 |
| **Parkland County** | | | | | | | | | |
| May 2012 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| May 2011 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Spruce Grove City** | | | | | | | | | |
| May 2012 | 19 | 11 | 0 | 0 | 10 | 0 | 0 | 2 | 42 |
| May 2011 | 16 | 11 | 2 | 0 | 3 | 0 | 0 | 0 | 32 |
| **St. Albert City** | | | | | | | | | |
| May 2012 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| May 2011 | 16 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 18 |
| **Stony Plain Town** | | | | | | | | | |
| May 2012 | 14 | 7 | 0 | 0 | 1 | 1 | 0 | 0 | 23 |
| May 2011 | 7 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 8 |
| **Strathcona County** | | | | | | | | | |
| May 2012 | 39 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 45 |
| May 2011 | 42 | 3 | 0 | 0 | 1 | 1 | 0 | 0 | 47 |
| **Sturgeon County** | | | | | | | | | |
| May 2012 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| May 2011 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Remainder of the CMA** | | | | | | | | | |
| May 2012 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| May 2011 | 8 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 13 |
| **Edmonton CMA** | | | | | | | | | |
| May 2012 | 493 | 128 | 22 | 2 | 56 | 253 | 0 | 20 | 974 |
| May 2011 | 464 | 79 | 2 | 0 | 46 | 66 | 0 | 0 | 657 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 5,002 | 1,248 | 130 | 15 | 728 | 1,392 | 4 | 813 | 9,332 |
| % Change | -17.4 | 7.8 | 4.0 | 87.5 | -12.1 | -4.9 | -89.5 | 185.3 | -6.3 |
| 2010 | 6,054 | 1,158 | 125 | 8 | 828 | 1,463 | 38 | 285 | 9,959 |
| % Change | 55.9 | 25.3 | -9.4 | -42.9 | 36.2 | ** | ** | -2.7 | 57.7 |
| 2009 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| % Change | 49.1 | 50.5 | 200.0 | ** | -18.6 | -81.9 | -81.0 | ** | -4.5 |
| 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | -65.9 | -51.7 | -11.5 | -93.1 | -54.6 | -35.0 | -44.7 | -79.2 | -55.6 |
| 2007 | 7,644 | 1,270 | 52 | 29 | 1,644 | 3,856 | 38 | 355 | 14,888 |
| % Change | -15.4 | 18.0 | 6.1 | -3.3 | 54.4 | 11.9 | ** | 36.0 | -0.5 |
| 2006 | 9,032 | 1,076 | 49 | 30 | 1,065 | 3,445 | 12 | 261 | 14,970 |
| % Change | 19.1 | 52.0 | ** | -11.8 | -5.2 | 11.2 | -84.4 | -60.7 | 12.6 |
| 2005 | 7,586 | 708 | 3 | 34 | 1,124 | 3,098 | 77 | 664 | 13,294 |
| % Change | 15.4 | 7.9 | -62.5 | -12.8 | 29.0 | 28.7 | -27.4 | -19.7 | 15.7 |
| 2004 | 6,574 | 656 | 8 | 39 | 871 | 2,407 | 106 | 827 | 11,488 |
| % Change | 3.5 | 33.9 | -89.7 | 2.6 | -14.9 | -22.9 | -10.2 | -28.7 | -7.2 |
| 2003 | 6,353 | 490 | 78 | 38 | 1,023 | 3,120 | 118 | 1,160 | 12,380 |
| % Change | -7.1 | 40.8 | ** | 72.7 | -5.8 | 48.9 | -25.3 | -42.9 | -1.6 |
| 2002 | 6,838 | 348 | 3 | 22 | 1,086 | 2,096 | 158 | 2,030 | 12,581 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### May 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | % Change |
| Edmonton City | 279 | 346 | 132 | 134 | 98 | 64 | 380 | 98 | 889 | 642 | 38.5 |
| Beaumont Town | 27 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 35 | -22.9 |
| Calmar Town | 1 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 9 | 0 | n/a |
| Devon Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Fort Saskatchewan City | 24 | 22 | 2 | 2 | 0 | 0 | 0 | 0 | 26 | 24 | 8.3 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Leduc City | 28 | 11 | 2 | 0 | 0 | 8 | 0 | 127 | 30 | 146 | -79.5 |
| Leduc County | 2 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 14 | -85.7 |
| Morinville Town | 6 | 7 | 0 | 0 | 4 | 0 | 0 | 0 | 10 | 7 | 42.9 |
| Parkland County | 23 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 19 | 21.1 |
| Spruce Grove City | 23 | 17 | 18 | 18 | 8 | 4 | 0 | 0 | 49 | 39 | 25.6 |
| St. Albert City | 21 | 19 | 12 | 0 | 0 | 0 | 0 | 0 | 33 | 19 | 73.7 |
| Stony Plain Town | 12 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 12 | 6 | 100.0 |
| Strathcona County | 33 | 27 | 12 | 0 | 4 | 6 | 69 | 0 | 118 | 33 | ** |
| Sturgeon County | 13 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 16 | -18.8 |
| Remainder of the CMA | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| **Edmonton CMA** | 497 | 546 | 178 | 156 | 122 | 82 | 449 | 225 | 1,246 | 1,009 | 23.5 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - May 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Edmonton City | 1,280 | 1,151 | 552 | 406 | 315 | 174 | 922 | 561 | 3,069 | 2,292 | 33.9 |
| Beaumont Town | 66 | 87 | 8 | 8 | 3 | 0 | 0 | 0 | 77 | 95 | -18.9 |
| Calmar Town | 5 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 13 | 0 | n/a |
| Devon Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | -100.0 |
| Fort Saskatchewan City | 96 | 63 | 28 | 8 | 4 | 0 | 0 | 0 | 128 | 71 | 80.3 |
| Gibbons Town | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Leduc City | 115 | 59 | 48 | 12 | 12 | 8 | 0 | 207 | 175 | 286 | -38.8 |
| Leduc County | 16 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 30 | -46.7 |
| Morinville Town | 22 | 36 | 2 | 0 | 4 | 0 | 0 | 0 | 28 | 36 | -22.2 |
| Parkland County | 53 | 48 | 2 | 0 | 0 | 0 | 0 | 0 | 55 | 48 | 14.6 |
| Spruce Grove City | 94 | 58 | 52 | 58 | 43 | 4 | 0 | 0 | 189 | 120 | 57.5 |
| St. Albert City | 79 | 69 | 12 | 0 | 0 | 0 | 118 | 0 | 209 | 69 | ** |
| Stony Plain Town | 49 | 36 | 16 | 2 | 0 | 0 | 0 | 0 | 65 | 38 | 71.1 |
| Strathcona County | 144 | 90 | 50 | 16 | 31 | 10 | 115 | 75 | 340 | 191 | 78.0 |
| Sturgeon County | 36 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 34 | 5.9 |
| Remainder of the CMA | 16 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 13 | 23.1 |
| **Edmonton CMA** | 2,073 | 1,783 | 770 | 510 | 420 | 196 | 1,155 | 843 | 4,418 | 3,332 | 32.6 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market<br>May 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 |
| Edmonton City | 98 | 64 | 0 | 0 | 268 | 98 | 112 | 0 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 127 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 4 | 6 | 0 | 0 | 0 | 0 | 69 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 114 | 82 | 8 | 0 | 268 | 98 | 181 | 127 |

| Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market<br>January - May 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 311 | 174 | 4 | 0 | 335 | 324 | 587 | 237 |
| Beaumont Town | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 12 | 8 | 0 | 0 | 0 | 80 | 0 | 127 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 43 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 118 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 31 | 10 | 0 | 0 | 46 | 75 | 69 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 408 | 196 | 12 | 0 | 381 | 479 | 774 | 364 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
May 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 |
| Edmonton City | 409 | 476 | 368 | 166 | 112 | 0 | 889 | 642 |
| Beaumont Town | 27 | 35 | 0 | 0 | 0 | 0 | 27 | 35 |
| Calmar Town | 1 | 0 | 0 | 0 | 8 | 0 | 9 | 0 |
| Devon Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Fort Saskatchewan City | 24 | 24 | 2 | 0 | 0 | 0 | 26 | 24 |
| Gibbons Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Leduc City | 30 | 11 | 0 | 8 | 0 | 127 | 30 | 146 |
| Leduc County | 2 | 14 | 0 | 0 | 0 | 0 | 2 | 14 |
| Morinville Town | 6 | 7 | 4 | 0 | 0 | 0 | 10 | 7 |
| Parkland County | 23 | 19 | 0 | 0 | 0 | 0 | 23 | 19 |
| Spruce Grove City | 49 | 32 | 0 | 7 | 0 | 0 | 49 | 39 |
| St. Albert City | 33 | 19 | 0 | 0 | 0 | 0 | 33 | 19 |
| Stony Plain Town | 12 | 6 | 0 | 0 | 0 | 0 | 12 | 6 |
| Strathcona County | 45 | 27 | 4 | 6 | 69 | 0 | 118 | 33 |
| Sturgeon County | 13 | 16 | 0 | 0 | 0 | 0 | 13 | 16 |
| Remainder of the CMA | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| **Edmonton CMA** | 679 | 695 | 378 | 187 | 189 | 127 | 1,246 | 1,009 |

## Table 2.5: Starts by Submarket and by Intended Market
January - May 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 1,842 | 1,559 | 636 | 496 | 591 | 237 | 3,069 | 2,292 |
| Beaumont Town | 77 | 95 | 0 | 0 | 0 | 0 | 77 | 95 |
| Calmar Town | 5 | 0 | 0 | 0 | 8 | 0 | 13 | 0 |
| Devon Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| Fort Saskatchewan City | 122 | 71 | 6 | 0 | 0 | 0 | 128 | 71 |
| Gibbons Town | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Leduc City | 163 | 71 | 12 | 88 | 0 | 127 | 175 | 286 |
| Leduc County | 16 | 30 | 0 | 0 | 0 | 0 | 16 | 30 |
| Morinville Town | 24 | 36 | 4 | 0 | 0 | 0 | 28 | 36 |
| Parkland County | 55 | 48 | 0 | 0 | 0 | 0 | 55 | 48 |
| Spruce Grove City | 177 | 113 | 12 | 7 | 0 | 0 | 189 | 120 |
| St. Albert City | 91 | 69 | 0 | 0 | 118 | 0 | 209 | 69 |
| Stony Plain Town | 65 | 38 | 0 | 0 | 0 | 0 | 65 | 38 |
| Strathcona County | 178 | 94 | 93 | 97 | 69 | 0 | 340 | 191 |
| Sturgeon County | 36 | 34 | 0 | 0 | 0 | 0 | 36 | 34 |
| Remainder of the CMA | 16 | 13 | 0 | 0 | 0 | 0 | 16 | 13 |
| **Edmonton CMA** | 2,869 | 2,280 | 763 | 688 | 786 | 364 | 4,418 | 3,332 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
May 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | % Change |
| Edmonton City | 282 | 246 | 114 | 50 | 45 | 6 | 267 | 15 | 708 | 317 | 123.3 |
| Beaumont Town | 15 | 7 | 6 | 2 | 0 | 0 | 0 | 0 | 21 | 9 | 133.3 |
| Calmar Town | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Devon Town | 0 | 2 | 2 | 0 | 0 | 5 | 0 | 0 | 2 | 7 | -71.4 |
| Fort Saskatchewan City | 16 | 17 | 14 | 12 | 0 | 0 | 0 | 0 | 30 | 29 | 3.4 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Leduc City | 5 | 23 | 6 | 6 | 0 | 0 | 0 | 0 | 11 | 29 | -62.1 |
| Leduc County | 7 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 10 | -30.0 |
| Morinville Town | 3 | 5 | 0 | 0 | 4 | 16 | 0 | 0 | 7 | 21 | -66.7 |
| Parkland County | 39 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 19 | 105.3 |
| Spruce Grove City | 25 | 18 | 28 | 12 | 0 | 4 | 0 | 0 | 53 | 34 | 55.9 |
| St. Albert City | 17 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 9 | 88.9 |
| Stony Plain Town | 15 | 9 | 6 | 0 | 0 | 12 | 0 | 0 | 21 | 21 | 0.0 |
| Strathcona County | 34 | 42 | 4 | 2 | 0 | 0 | 0 | 0 | 38 | 44 | -13.6 |
| Sturgeon County | 15 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 12 | 25.0 |
| Remainder of the CMA | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| **Edmonton CMA** | 479 | 425 | 180 | 84 | 49 | 43 | 267 | 15 | 975 | 567 | 72.0 |

## Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Edmonton City | 1,344 | 1,345 | 450 | 306 | 192 | 210 | 573 | 481 | 2,559 | 2,342 | 9.3 |
| Beaumont Town | 47 | 120 | 12 | 26 | 16 | 0 | 0 | 0 | 75 | 146 | -48.6 |
| Calmar Town | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Devon Town | 4 | 4 | 2 | 2 | 0 | 5 | 0 | 28 | 6 | 39 | -84.6 |
| Fort Saskatchewan City | 78 | 89 | 42 | 30 | 0 | 11 | 71 | 0 | 191 | 130 | 46.9 |
| Gibbons Town | 7 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 6 | 16.7 |
| Leduc City | 39 | 171 | 26 | 28 | 4 | 6 | 127 | 0 | 196 | 205 | -4.4 |
| Leduc County | 33 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 34 | -2.9 |
| Morinville Town | 30 | 29 | 4 | 0 | 32 | 19 | 0 | 3 | 66 | 51 | 29.4 |
| Parkland County | 86 | 79 | 2 | 0 | 0 | 0 | 0 | 0 | 88 | 79 | 11.4 |
| Spruce Grove City | 73 | 95 | 70 | 42 | 8 | 8 | 0 | 0 | 151 | 145 | 4.1 |
| St. Albert City | 76 | 54 | 0 | 2 | 0 | 0 | 0 | 0 | 76 | 56 | 35.7 |
| Stony Plain Town | 44 | 29 | 10 | 4 | 0 | 24 | 0 | 0 | 54 | 57 | -5.3 |
| Strathcona County | 140 | 165 | 28 | 28 | 18 | 27 | 0 | 0 | 186 | 220 | -15.5 |
| Sturgeon County | 61 | 92 | 0 | 0 | 0 | 0 | 0 | 0 | 61 | 92 | -33.7 |
| Remainder of the CMA | 19 | 33 | 0 | 0 | 4 | 0 | 0 | 0 | 23 | 33 | -30.3 |
| **Edmonton CMA** | 2,083 | 2,349 | 646 | 468 | 274 | 310 | 771 | 512 | 3,774 | 3,639 | 3.7 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**May 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 |
| Edmonton City | 45 | 6 | 0 | 0 | 267 | 0 | 0 | 15 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 4 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 49 | 31 | 0 | 12 | 267 | 0 | 0 | 15 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - May 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 188 | 171 | 4 | 39 | 446 | 466 | 127 | 15 |
| Beaumont Town | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 28 |
| Fort Saskatchewan City | 0 | 11 | 0 | 0 | 0 | 0 | 71 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 4 | 6 | 0 | 0 | 0 | 0 | 127 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 32 | 16 | 0 | 3 | 0 | 0 | 0 | 3 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 0 | 12 | 0 | 12 | 0 | 0 | 0 | 0 |
| Strathcona County | 18 | 27 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 270 | 256 | 4 | 54 | 446 | 466 | 325 | 46 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
May 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 | May 2012 | May 2011 |
| Edmonton City | 406 | 290 | 302 | 12 | 0 | 15 | 708 | 317 |
| Beaumont Town | 21 | 9 | 0 | 0 | 0 | 0 | 21 | 9 |
| Calmar Town | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Devon Town | 2 | 2 | 0 | 5 | 0 | 0 | 2 | 7 |
| Fort Saskatchewan City | 30 | 29 | 0 | 0 | 0 | 0 | 30 | 29 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 11 | 29 | 0 | 0 | 0 | 0 | 11 | 29 |
| Leduc County | 7 | 10 | 0 | 0 | 0 | 0 | 7 | 10 |
| Morinville Town | 3 | 5 | 4 | 16 | 0 | 0 | 7 | 21 |
| Parkland County | 39 | 19 | 0 | 0 | 0 | 0 | 39 | 19 |
| Spruce Grove City | 37 | 34 | 16 | 0 | 0 | 0 | 53 | 34 |
| St. Albert City | 17 | 9 | 0 | 0 | 0 | 0 | 17 | 9 |
| Stony Plain Town | 21 | 9 | 0 | 0 | 0 | 12 | 21 | 21 |
| Strathcona County | 38 | 44 | 0 | 0 | 0 | 0 | 38 | 44 |
| Sturgeon County | 15 | 12 | 0 | 0 | 0 | 0 | 15 | 12 |
| Remainder of the CMA | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| **Edmonton CMA** | 653 | 507 | 322 | 33 | 0 | 27 | 975 | 567 |

## Table 3.5: Completions by Submarket and by Intended Market
January - May 2012

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Edmonton City | 1,763 | 1,651 | 663 | 637 | 133 | 54 | 2,559 | 2,342 |
| Beaumont Town | 59 | 132 | 16 | 14 | 0 | 0 | 75 | 146 |
| Calmar Town | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Devon Town | 6 | 6 | 0 | 5 | 0 | 28 | 6 | 39 |
| Fort Saskatchewan City | 117 | 130 | 3 | 0 | 71 | 0 | 191 | 130 |
| Gibbons Town | 7 | 6 | 0 | 0 | 0 | 0 | 7 | 6 |
| Leduc City | 65 | 197 | 4 | 8 | 127 | 0 | 196 | 205 |
| Leduc County | 33 | 34 | 0 | 0 | 0 | 0 | 33 | 34 |
| Morinville Town | 36 | 29 | 28 | 16 | 2 | 6 | 66 | 51 |
| Parkland County | 88 | 79 | 0 | 0 | 0 | 0 | 88 | 79 |
| Spruce Grove City | 106 | 141 | 45 | 4 | 0 | 0 | 151 | 145 |
| St. Albert City | 76 | 56 | 0 | 0 | 0 | 0 | 76 | 56 |
| Stony Plain Town | 54 | 33 | 0 | 12 | 0 | 12 | 54 | 57 |
| Strathcona County | 160 | 192 | 26 | 28 | 0 | 0 | 186 | 220 |
| Sturgeon County | 61 | 92 | 0 | 0 | 0 | 0 | 61 | 92 |
| Remainder of the CMA | 19 | 33 | 4 | 0 | 0 | 0 | 23 | 33 |
| **Edmonton CMA** | 2,652 | 2,815 | 789 | 724 | 333 | 100 | 3,774 | 3,639 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
May 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $449,999 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Edmonton City** | | | | | | | | | | | | | |
| May 2012 | 38 | 13.6 | 100 | 35.8 | 78 | 28.0 | 36 | 12.9 | 27 | 9.7 | 279 | 450,600 | 490,029 |
| May 2011 | 29 | 11.1 | 81 | 31.0 | 53 | 20.3 | 36 | 13.8 | 62 | 23.8 | 261 | 489,900 | 583,649 |
| Year-to-date 2012 | 168 | 12.6 | 519 | 38.8 | 343 | 25.6 | 124 | 9.3 | 184 | 13.8 | 1,338 | 446,000 | 501,663 |
| Year-to-date 2011 | 165 | 12.9 | 413 | 32.3 | 325 | 25.4 | 169 | 13.2 | 208 | 16.3 | 1,280 | 462,450 | 539,999 |
| **Beaumont Town** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 11 | 64.7 | 3 | 17.6 | 3 | 17.6 | 0 | 0.0 | 17 | 429,000 | 462,846 |
| May 2011 | 3 | 27.3 | 3 | 27.3 | 4 | 36.4 | 1 | 9.1 | 0 | 0.0 | 11 | 421,000 | 428,445 |
| Year-to-date 2012 | 0 | 0.0 | 31 | 51.7 | 17 | 28.3 | 10 | 16.7 | 2 | 3.3 | 60 | 444,300 | 476,730 |
| Year-to-date 2011 | 27 | 24.5 | 53 | 48.2 | 20 | 18.2 | 5 | 4.5 | 5 | 4.5 | 110 | 400,769 | 414,091 |
| **Calmar Town** | | | | | | | | | | | | | |
| May 2012 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| May 2011 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2012 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2011 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| **Devon Town** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| May 2011 | 0 | 0.0 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2011 | 1 | 20.0 | 3 | 60.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| **Fort Saskatchewan City** | | | | | | | | | | | | | |
| May 2012 | 1 | 6.3 | 13 | 81.3 | 2 | 12.5 | 0 | 0.0 | 0 | 0.0 | 16 | 401,950 | 414,094 |
| May 2011 | 0 | 0.0 | 13 | 72.2 | 3 | 16.7 | 2 | 11.1 | 0 | 0.0 | 18 | 432,300 | 445,372 |
| Year-to-date 2012 | 6 | 7.4 | 59 | 72.8 | 11 | 13.6 | 4 | 4.9 | 1 | 1.2 | 81 | 405,000 | 423,784 |
| Year-to-date 2011 | 2 | 2.4 | 53 | 62.4 | 16 | 18.8 | 9 | 10.6 | 5 | 5.9 | 85 | 417,600 | 457,516 |
| **Gibbons Town** | | | | | | | | | | | | | |
| May 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| May 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 2 | 25.0 | 6 | 75.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2011 | 4 | 66.7 | 1 | 16.7 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| **Leduc City** | | | | | | | | | | | | | |
| May 2012 | 1 | 14.3 | 2 | 28.6 | 4 | 57.1 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| May 2011 | 9 | 36.0 | 10 | 40.0 | 4 | 16.0 | 2 | 8.0 | 0 | 0.0 | 25 | 398,900 | 396,009 |
| Year-to-date 2012 | 10 | 22.2 | 15 | 33.3 | 11 | 24.4 | 6 | 13.3 | 3 | 6.7 | 45 | 434,000 | 461,819 |
| Year-to-date 2011 | 68 | 39.8 | 73 | 42.7 | 23 | 13.5 | 5 | 2.9 | 2 | 1.2 | 171 | 374,900 | 381,899 |
| **Leduc County** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 3 | 33.3 | 3 | 33.3 | 1 | 11.1 | 2 | 22.2 | 9 | -- | -- |
| May 2011 | 0 | 0.0 | 2 | 20.0 | 5 | 50.0 | 3 | 30.0 | 0 | 0.0 | 10 | 508,125 | 506,715 |
| Year-to-date 2012 | 5 | 15.6 | 12 | 37.5 | 7 | 21.9 | 2 | 6.3 | 6 | 18.8 | 32 | 436,750 | 472,154 |
| Year-to-date 2011 | 7 | 19.4 | 9 | 25.0 | 9 | 25.0 | 7 | 19.4 | 4 | 11.1 | 36 | 487,375 | 487,618 |
| **Morinville Town** | | | | | | | | | | | | | |
| May 2012 | 1 | 12.5 | 5 | 62.5 | 2 | 25.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| May 2011 | 3 | 60.0 | 2 | 40.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2012 | 6 | 18.8 | 20 | 62.5 | 6 | 18.8 | 0 | 0.0 | 0 | 0.0 | 32 | 404,450 | 405,488 |
| Year-to-date 2011 | 10 | 35.7 | 16 | 57.1 | 2 | 7.1 | 0 | 0.0 | 0 | 0.0 | 28 | 371,550 | 379,150 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
May 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $449,999 | | $450,000 - $549,999 | | $550,000 - $649,999 | | $650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Parkland County** | | | | | | | | | | | | | |
| May 2012 | 2 | 11.8 | 1 | 5.9 | 2 | 11.8 | 5 | 29.4 | 7 | 41.2 | 17 | 604,000 | 599,761 |
| May 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| Year-to-date 2012 | 5 | 13.2 | 2 | 5.3 | 4 | 10.5 | 5 | 13.2 | 22 | 57.9 | 38 | 694,500 | 682,536 |
| Year-to-date 2011 | 2 | 6.7 | 3 | 10.0 | 3 | 10.0 | 4 | 13.3 | 18 | 60.0 | 30 | 722,500 | 706,722 |
| **Spruce Grove City** | | | | | | | | | | | | | |
| May 2012 | 2 | 11.1 | 5 | 27.8 | 3 | 16.7 | 6 | 33.3 | 2 | 11.1 | 18 | 514,626 | 521,847 |
| May 2011 | 1 | 6.3 | 9 | 56.3 | 4 | 25.0 | 2 | 12.5 | 0 | 0.0 | 16 | 427,500 | 453,841 |
| Year-to-date 2012 | 8 | 11.0 | 29 | 39.7 | 20 | 27.4 | 13 | 17.8 | 3 | 4.1 | 73 | 449,305 | 471,100 |
| Year-to-date 2011 | 10 | 11.2 | 54 | 60.7 | 17 | 19.1 | 6 | 6.7 | 2 | 2.2 | 89 | 419,670 | 429,431 |
| **St. Albert City** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 5 | 31.3 | 6 | 37.5 | 4 | 25.0 | 1 | 6.3 | 16 | 491,000 | 510,163 |
| May 2011 | 0 | 0.0 | 5 | 38.5 | 4 | 30.8 | 3 | 23.1 | 1 | 7.7 | 13 | 519,900 | 538,869 |
| Year-to-date 2012 | 0 | 0.0 | 13 | 17.1 | 32 | 42.1 | 17 | 22.4 | 14 | 18.4 | 76 | 530,650 | 558,849 |
| Year-to-date 2011 | 0 | 0.0 | 18 | 30.5 | 17 | 28.8 | 12 | 20.3 | 12 | 20.3 | 59 | 520,500 | 568,922 |
| **Stony Plain Town** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 7 | 50.0 | 4 | 28.6 | 1 | 7.1 | 2 | 14.3 | 14 | 441,297 | 516,626 |
| May 2011 | 2 | 28.6 | 4 | 57.1 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 7 | -- | -- |
| Year-to-date 2012 | 5 | 12.8 | 21 | 53.8 | 9 | 23.1 | 1 | 2.6 | 3 | 7.7 | 39 | 411,083 | 447,887 |
| Year-to-date 2011 | 9 | 30.0 | 15 | 50.0 | 5 | 16.7 | 0 | 0.0 | 1 | 3.3 | 30 | 389,950 | 376,246 |
| **Strathcona County** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 7 | 19.4 | 15 | 41.7 | 10 | 27.8 | 4 | 11.1 | 36 | 517,500 | 537,083 |
| May 2011 | 0 | 0.0 | 18 | 43.9 | 12 | 29.3 | 4 | 9.8 | 7 | 17.1 | 41 | 460,000 | 567,561 |
| Year-to-date 2012 | 2 | 1.4 | 27 | 18.5 | 48 | 32.9 | 32 | 21.9 | 37 | 25.3 | 146 | 538,000 | 615,743 |
| Year-to-date 2011 | 0 | 0.0 | 50 | 31.3 | 54 | 33.8 | 27 | 16.9 | 29 | 18.1 | 160 | 494,500 | 565,019 |
| **Sturgeon County** | | | | | | | | | | | | | |
| May 2012 | 0 | 0.0 | 2 | 10.5 | 3 | 15.8 | 4 | 21.1 | 10 | 52.6 | 19 | 650,000 | 638,368 |
| May 2011 | 2 | 14.3 | 0 | 0.0 | 0 | 0.0 | 1 | 7.1 | 11 | 78.6 | 14 | 815,000 | 738,143 |
| Year-to-date 2012 | 12 | 19.4 | 7 | 11.3 | 10 | 16.1 | 13 | 21.0 | 20 | 32.3 | 62 | 575,000 | 570,226 |
| Year-to-date 2011 | 21 | 23.1 | 11 | 12.1 | 13 | 14.3 | 12 | 13.2 | 34 | 37.4 | 91 | 550,000 | 568,165 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| May 2012 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 2 | -- | -- |
| May 2011 | 3 | 50.0 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2012 | 6 | 60.0 | 1 | 10.0 | 0 | 0.0 | 1 | 10.0 | 2 | 20.0 | 10 | 342,750 | 442,550 |
| Year-to-date 2011 | 10 | 41.7 | 8 | 33.3 | 3 | 12.5 | 1 | 4.2 | 2 | 8.3 | 24 | 408,950 | 414,967 |
| **Edmonton CMA** | | | | | | | | | | | | | |
| May 2012 | 47 | 10.2 | 161 | 35.0 | 125 | 27.2 | 71 | 15.4 | 56 | 12.2 | 460 | 460,946 | 501,465 |
| May 2011 | 53 | 12.2 | 153 | 35.1 | 89 | 20.4 | 56 | 12.8 | 85 | 19.5 | 436 | 460,000 | 550,370 |
| Year-to-date 2012 | 238 | 11.6 | 763 | 37.3 | 520 | 25.4 | 229 | 11.2 | 297 | 14.5 | 2,047 | 453,000 | 507,468 |
| Year-to-date 2011 | 338 | 15.3 | 780 | 35.4 | 509 | 23.1 | 257 | 11.7 | 322 | 14.6 | 2,206 | 448,966 | 512,325 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>May 2012 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | May 2012 | May 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
| Edmonton City | 490,029 | 583,649 | -16.0 | 501,663 | 539,999 | -7.1 |
| Beaumont Town | 462,846 | 428,445 | 8.0 | 476,730 | 414,091 | 15.1 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | 414,094 | 445,372 | -7.0 | 423,784 | 457,516 | -7.4 |
| Gibbons Town | -- | -- | n/a | -- | -- | n/a |
| Leduc City | -- | 396,009 | n/a | 461,819 | 381,899 | 20.9 |
| Leduc County | -- | 506,715 | n/a | 472,154 | 487,618 | -3.2 |
| Morinville Town | -- | -- | n/a | 405,488 | 379,150 | 6.9 |
| Parkland County | 599,761 | -- | n/a | 682,536 | 706,722 | -3.4 |
| Spruce Grove City | 521,847 | 453,841 | 15.0 | 471,100 | 429,431 | 9.7 |
| St. Albert City | 510,163 | 538,869 | -5.3 | 558,849 | 568,922 | -1.8 |
| Stony Plain Town | 516,626 | -- | n/a | 447,887 | 376,246 | 19.0 |
| Strathcona County | 537,083 | 567,561 | -5.4 | 615,743 | 565,019 | 9.0 |
| Sturgeon County | 638,368 | 738,143 | -13.5 | 570,226 | 568,165 | 0.4 |
| Remainder of the CMA | -- | -- | n/a | 442,550 | 414,967 | 6.6 |
| **Edmonton CMA** | 501,465 | 550,370 | -8.9 | 507,468 | 512,325 | -0.9 |

Source: CMHC (Market Absorption Survey)

| Table 5: MLS® Residential Activity for Edmonton<br>May 2012 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
| 2011 | January | 792 | -10.4 | 1,277 | 2,160 | 2,620 | 48.7 | 315,483 | 0.2 | 322,972 |
| | February | 1,132 | -12.8 | 1,316 | 2,666 | 2,888 | 45.6 | 311,674 | -1.7 | 319,227 |
| | March | 1,613 | -4.6 | 1,372 | 2,983 | 2,489 | 55.1 | 326,557 | -4.8 | 322,150 |
| | April | 1,605 | -13.1 | 1,388 | 3,308 | 2,634 | 52.7 | 327,805 | -3.4 | 326,647 |
| | May | 2,007 | 10.0 | 1,452 | 3,556 | 2,642 | 55.0 | 331,537 | -2.7 | 320,947 |
| | June | 1,901 | 14.7 | 1,490 | 3,298 | 2,687 | 55.5 | 328,695 | -2.0 | 320,198 |
| | July | 1,603 | 15.4 | 1,495 | 3,082 | 2,787 | 53.6 | 334,444 | 1.4 | 327,845 |
| | August | 1,642 | 25.8 | 1,484 | 2,987 | 2,699 | 55.0 | 325,322 | -0.4 | 324,628 |
| | September | 1,345 | 4.9 | 1,386 | 2,585 | 2,544 | 54.5 | 332,782 | 2.4 | 331,834 |
| | October | 1,272 | 10.2 | 1,428 | 2,193 | 2,555 | 55.9 | 320,306 | 1.0 | 326,674 |
| | November | 1,166 | -4.7 | 1,374 | 1,810 | 2,536 | 54.2 | 319,559 | 0.3 | 336,013 |
| | December | 885 | 4.4 | 1,500 | 1,091 | 2,636 | 56.9 | 315,658 | 1.5 | 328,046 |
| 2012 | January | 930 | 17.4 | 1,415 | 2,452 | 2,754 | 51.4 | 317,995 | 0.8 | 325,204 |
| | February | 1,231 | 8.7 | 1,397 | 2,555 | 2,685 | 52.0 | 329,820 | 5.8 | 334,488 |
| | March | 1,622 | 0.6 | 1,509 | 3,304 | 2,699 | 55.9 | 335,579 | 2.8 | 331,264 |
| | April | 1,874 | 16.8 | 1,557 | 3,252 | 2,606 | 59.7 | 336,751 | 2.7 | 337,314 |
| | May | 2,156 | 7.4 | 1,492 | 3,764 | 2,738 | 54.5 | 347,078 | 4.7 | 333,962 |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q1 2011 | 3,537 | -8.7 | | 7,809 | | | 319,314 | -2.6 | |
| | Q1 2012 | 3,783 | 7.0 | | 8,311 | | | 329,382 | 3.2 | |
| | | | | | | | | | | |
| | YTD 2011 | 7,149 | -5.2 | | 14,673 | | | 324,652 | -2.7 | |
| | YTD 2012 | 7,813 | 9.3 | | 15,327 | | | 336,033 | 3.5 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
May 2012

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 2007=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 89.0 | 123.9 | 652 | 5.9 | 72.5 | 929 |
| | February | 607 | 3.50 | 5.44 | 90.0 | 124.3 | 658 | 5.9 | 73.0 | 932 |
| | March | 601 | 3.50 | 5.34 | 89.8 | 124.8 | 660 | 5.8 | 73.2 | 937 |
| | April | 621 | 3.70 | 5.69 | 89.6 | 126.2 | 662 | 5.7 | 73.1 | 944 |
| | May | 616 | 3.70 | 5.59 | 89.8 | 126.5 | 663 | 5.5 | 73.0 | 950 |
| | June | 604 | 3.50 | 5.39 | 90.1 | 125.6 | 665 | 5.4 | 73.1 | 954 |
| | July | 604 | 3.50 | 5.39 | 90.0 | 125.9 | 670 | 5.3 | 73.4 | 951 |
| | August | 604 | 3.50 | 5.39 | 89.9 | 126.6 | 675 | 5.3 | 73.8 | 950 |
| | September | 592 | 3.50 | 5.19 | 89.6 | 126.4 | 681 | 5.3 | 74.4 | 948 |
| | October | 598 | 3.50 | 5.29 | 90.1 | 127.6 | 682 | 5.3 | 74.4 | 951 |
| | November | 598 | 3.50 | 5.29 | 90.2 | 126.9 | 682 | 5.3 | 74.2 | 955 |
| | December | 598 | 3.50 | 5.29 | 90.2 | 126.7 | 682 | 4.9 | 73.8 | 960 |
| 2012 | January | 598 | 3.50 | 5.29 | 90.2 | 127.3 | 678 | 5.0 | 73.4 | 967 |
| | February | 595 | 3.20 | 5.24 | 90.1 | 126.9 | 674 | 5.3 | 72.9 | 971 |
| | March | 595 | 3.20 | 5.24 | 90.5 | 127.0 | 668 | 5.7 | 72.5 | 965 |
| | April | 607 | 3.20 | 5.44 | 90.8 | 127.4 | 675 | 5.3 | 72.7 | 957 |
| | May | 601 | 3.20 | 5.34 | | 127.0 | 683 | 4.9 | 73.1 | 953 |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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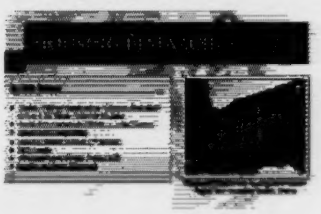

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